

Dear Oregon House of Representatives,
Please OPPOSE HB2004. This bill would eliminate a landlord's ability to protect themselves, their property and good tenants from unsuitable tenants who violate the rights of others and endanger the welfare of considerate and law-abiding tenants. As it is, landlords are no longer legally able to choose tenants. The law currently forces us to accept applicants on a first come, first served basis. Landlords need to have the right to evict tenants who have misrepresented themselves and turn out to be destructive or abusive to other tenants and the landlord. It is ludicrous to charge the landlord for a tenant's relocation expenses. That is a completely unfair financial burden on the landlord. The landlord's only recourse would be to raise rents on all tenants to pay for the relocation of tenants that a responsible landlord has to evict due to their misbehavior and the danger they present to others. Landlords are providing people who cannot or do not wish to purchase their own home with a safe and secure place to live. Eliminating our ability to do so, and punishing us with what is in essence a huge fine for protecting our other tenants, our property, and our community is counter productive to creating safe and productive communities in the district you represent. Allowing rent control will actually result in higher rents, because it forces landlords to increase the rent the maximum amount allowed every year to compensate for the fact that we will not be able to raise the rent only when increased expenses for maintaining the rentals force us to.

Please OPPOSE HB2004

Thank you for taking the time to listen.
Mich Lewis

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